

AR

CHICAGO TITLE

074778

When recorded mail to:

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

MAR 10 1995

578443-08

FREE RECORDING ✓

Recorded in Official Records
of Riverside County, California

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Sycamore Canyon Business Park

204-053 APN 263-280-024

APN 263-290-033

APN 263-290-037 portion

GRANT DEED

The LANCE FAMILY REVOCABLE TRUST, dated August 14, 1981, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated March 3, 1995

The LANCE FAMILY REVOCABLE TRUST,
dated August 14, 1981

by Cecelia Lance
CECELIA LANCE, trustee

GENERAL ACKNOWLEDGEMENT

State of California }
County of LOS ANGELES }ss

On MARCH 3, 1995, before me JUDITH MAGES
(date) (name)

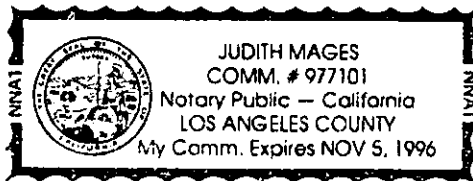
a Notary Public in and for said State, personally appeared

CECELIA LANCE

Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Judith Mages
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- (X) Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/8/95

John Head
Real Property Services Manager
of the City of Riverside

Syccan.ded

[Signature]
13802

EXHIBIT "A"

Parcel 62 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Parcel 62, described as follows:

Commencing at southeast corner of said Parcel 62;

Thence North 00° 33' 20" West along the boundary line of said Parcel 62, a distance of 65.38 feet for the TRUE POINT OF BEGINNING;

Thence continuing North 00° 33' 20" West along said boundary line, a distance of 458.17 feet to a point in the southeasterly right-of-way line of Metropolitan Water District of Southern California, Box Springs Feeder as shown on said Parcel Map;

Thence South 51° 01' 18" West along said southerly right-of-way line, a distance of 119.68 feet to a point in a non-tangent curve, concave to the west, having a radius of 1005.40 feet, the radial line at said point bears North 65° 19' 18" East;

Thence southerly along said curve, to the right, through a central angle of 22° 13' 42", an arc distance of 390.05 feet to a point therein, the radial line at said point bears North 87° 33' 00" East;

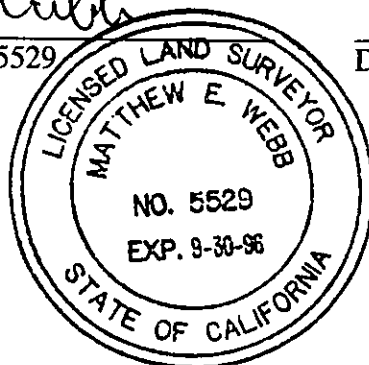
Thence South 47° 16' 58" East, a distance of 8.94 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

3/1/95
Date

Prepared By: ajg
Checked By: hcn



DESCRIPTION APPROVAL 3/1/95
Walter R. Ince by _____
SURVEYOR, CITY OF RIVERSIDE

SEE SHEET 2 OF 3

PARCEL 62

PARCEL 7

P.M.B. 175/30-36

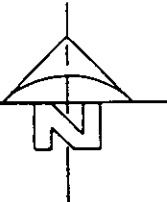
M.W.D. R/W

POR. PARCEL 7

PARCEL 62

PARCEL 57

EASTRIDGE AVENUE



N 65° 19' 18" E (R) 119.68
N 51° 01' 18" E 121.29
N 69° 11' 42" E (R)

L=303.38
R=947.00 Δ=18° 21' 18"
L=390.05
R=1005.40 Δ=22° 41' 27"

458.17

N 00° 33' 20" W
N 47° 16' 58" W
8.94

N 02° 27' 00" W 51.10
N 43° 34' 40" E 35.98
N 87° 33' 00" E (R)

TRUE P.O.B.

N 69° 36' 20" E 154.14

P.O.C.



CITY OF RIVERSIDE, CALIFORNIA

11/22-2

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

90-3000

SCALE: 1" = 100'

DRWN BY AMG DATE 12-16-92
CHKD BY AM DATE 12-21-92

SUBJECT:

PARCEL MAP NO. 24733

13802

SEE SHEET 3 OF 3

PAR. 3

PAR. 18
P.M. 162/84-90

PAR. 4

P.M.B. 175/30-36

N 89° 28' 31" E
43.15

N 56° 56' 29" W
20.03

PAR. 10

$\Delta=24^{\circ} 38' 57"$
R=1053.00
L=453.01

PAR. 5

PAR. 62

PAR. 6

PAR. 9

$\Delta=8^{\circ} 39' 28"$
R=1005.40
L=151.92

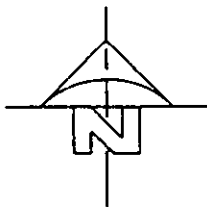
PAR. 8

$\Delta=12^{\circ} 09' 52"$
R=947.00
L=201.06

POR.
PAR. 7

L=115.82
N 51° 01' 18" E

M.W.D. R/W



SEE SHEET 1 OF 3



CITY OF RIVERSIDE, CALIFORNIA

11/22.2

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SHEET 2 OF 3

90-3000

SCALE: 1" = 200'

DRWN BY Art G DATE 12-16-92
CHKD BY Alan DATE 12-21-92

SUBJECT: PARCEL MAP NO. 24733

PAR. 8

PAR. 7

N 89°20'39"E
53.00

PAR. 15

PAR. 1

PAR. 16

P.M.B. 162/84-90

PAR. 2

P.M.B. 175/30-36

PAR. 17

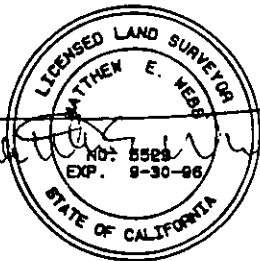
N 00°27'21"W 1323.84
N 00°27'21"W 1100.19

PAR. 62

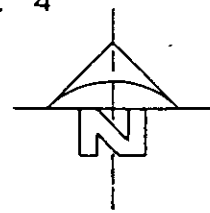
PAR. 3

PAR. 18

PAR. 4



Matthew E. Meigs



SEE SHEET 2 OF 3

CITY OF RIVERSIDE, CALIFORNIA

C.B.
11/22-2

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 3 OF 3

90-3000

SCALE: 1" = 200'

DRWN BY Ant G DATE 12-16-92
CHKD BY John DATE 12-21-92

SUBJECT: PARCEL MAP NO. 24733

AR

PLEASE COMPLETE THIS INFORMATION

074908

RECORDING REQUESTED BY:

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR 10 1995

AND WHEN RECORDED MAIL TO:
Stan T. Yamamoto, City Attorney
Kathleen M. Gonzales, Asst. City Attorney
City of Riverside
City Hall, 3900 Main Street
Riverside, CA 92522

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

THIS SPACE FOR RECORDER'S USE ONLY

D
K

FINAL ORDER OF CONDEMNATION

Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

13802